| 087.0 | 0005 | 0007.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 889,700 | / | 889,700 |
| USE VALUE: | 889,700 | / | 889,700 |
| ASSESSED: | 889,700 | / | 889,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 36 | | RICHFIELD RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PAJEVIC PAOLA & DRAGAN |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 36 RICHFIELD RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HOGAN LEO R & BARBARA A - |
| Owner 2: | - |
| Street 1: | 36 RICHFIELD RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,716 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Wood Shingle Exterior and 2257 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4716.000 | 496,700 | | 393,000 | 889,700 |
| Total Card | 0.108 | 496,700 | | 393,000 | 889,700 |
| Total Parcel | 0.108 | 496,700 | | 393,000 | 889,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.20 | /Parcel: 394.2

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 55228 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/28/18 |

!7100!

## PREVIOUS ASSESSMENT

Parcel ID: 087.0-0005-0007.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 496,700 | 0 | 4,716. | 393,000 | 889,700 | 889,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 401,400 | 0 | 4,716. | 365,000 | 766,400 | 766,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 401,400 | 0 | 4,716. | 365,000 | 766,400 | 766,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 401,400 | 0 | 4,716. | 320,000 | 721,400 | 721,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 401,400 | 0 | 4,716. | 292,000 | 693,400 | 693,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 358,200 | 0 | 4,716. | 258,300 | 616,500 | 616,500 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 358,200 | 0 | 4,716. | 244,200 | 602,400 | 602,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 358,200 | 0 | 4,716. | 232,500 | 590,700 | 590,700 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 21:46:39 |

## LAST REV

| Date | Time |
|---|---|
| 04/30/19 | 15:35:49 |

apro

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7100

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HOGAN LEO R & B | 34377-497 | | 12/20/2001 | | 435,000 | No | No | | |
| | 12487-522 | | 7/27/1973 | | 40,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 55228 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/16/2018 | 976 | Insulate | 3,000 | C | | | | |
| 5/10/2010 | 413 | Dormers | 39,395 | | | | | 25FT DRMR AT REAR |
| 4/9/2007 | 222 | Redo Kit | 10,000 | | | G9 | GR FY09 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/28/2018 | Inspected | BS | Barbara S |
| 11/14/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/9/2009 | Measured | 372 | PATRIOT |
| 12/11/2008 | Meas/Inspect | 345 | PATRIOT |
| 3/16/2002 | MLS | MM | Mary M |
| 4/4/2000 | Measured | 263 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4716 | | Sq. Ft. | Site | | 0 | 70. | 1.19 | 12 | | | | | | | | | 393,038 | | | | | | 393,000 | |

Total AC/HA: 0.10826 | Total SF/SM: 4716 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,038 | Spl Credit | Total: 393,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 97 - Tudor | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1934 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.11199534 |
| Const Adj.: | 0.99732518 |
| Adj $ / SQ: | 138.628 |
| Other Features: | 108750 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 556811 |
| Depreciation: | 60136 |
| Depreciated Total: | 496675 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 9 | BRs: | 5 | Baths: | 1 | | | | HB | 1 | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

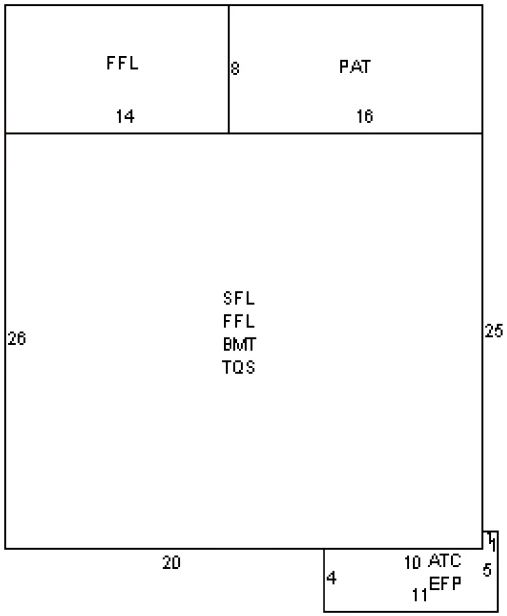
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 5 | |
| Totals | | | |
| 1 | 9 | 5 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 167.74 |
| Special Features: | 0 | Val/Su Net: | 153.97 |
| Final Total: | 496700 | Val/Su SzAd | 218.55 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 892 | 138.630 | 123,656 |
| BMT | Basement | 780 | 41.590 | 32,439 |
| SFL | Second Floor | 780 | 138.630 | 108,130 |
| TQS | 3/4 Story | 585 | 138.630 | 81,097 |
| PAT | Patio | 128 | 5.170 | 661 |
| EFP | Enclos Porch | 45 | 72.410 | 3,258 |
| ATC | Attic | 16 | 138.630 | 2,183 |
| | Net Sketched Area: | 3,226 | Total: | 351,424 |
| Size Ad | 2272.75 | Gross Are | 3450 | FinArea 2257 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 087.0-0005-0007.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |